

## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

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Property Address:	<b>1216 18<sup>th</sup> Street, NW,</b>	<b>X</b>	Agenda
Landmark/District:	<b>Dupont Circle HD</b>		Consent Calendar
Meeting Date:	<b>March 28, 2013</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>13-212</b>		Alteration
Staff Reviewer:	<b>Kim Elliott</b>	<b>X</b>	New Construction

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The architecture firm Grupo 7 on behalf of the owner Douglas Development Group seeks conceptual design review for construction of an enclosure for mechanical equipment and a 3<sup>rd</sup> floor roof deck along Jefferson Place.

### Property Description

The main building of the property is a three-story stucco structure built in the early 1900s in the Mediterranean style at the corner of 18<sup>th</sup> Street, Connecticut, and Jefferson Place. The building continues as a one-story structure to the west along Jefferson Place housing exposed mechanical equipment on the roof. The one-story rear wing, which serves as the entrance to a basement space, was refaced with stucco in the 1990s and more recently updated with a canopy and new entrance doors; it reads as a separate building from the corner structure.

### Proposal

The proposal calls for construction of a two-story enclosure on top of the one-story rear wing along Jefferson Place. The proposed two story addition is intended to obscure existing roof top mechanical equipment at the second floor and provide a partially enclosed open-roof deck for a biergarten at the 3<sup>rd</sup> floor level.

The addition will match the materials, rhythm, and articulation of the early 20<sup>th</sup> century historic corner building. Wood louvers will be used on the second floor elevation in lieu of windows to hide and vent the existing mechanical equipment previously visible on the roof of the one-story wing. The third floor is primarily enclosed in a continuous wall of windows (for sound attenuation of the roof top space), capped with a simple and strong roof projection at the perimeter.

### Evaluation

The addition is a thoughtful solution that solves two design challenges: hiding a current eyesore – the very visible and large mechanical equipment on the first floor roof along Jefferson Place-- and creating additional space for commercial use at the third floor level. The design extends the general vocabulary of the historic corner building and is compatible by using the same stucco material and color, by referencing the window rhythm and scale, and detail articulation. The third floor deck space primarily enclosed with a glazed wall of windows successfully conveys a lightness to the third floor addition, and reinforces that it is a secondary structure to the historic corner building. Clearly detailing the transition from existing building to new construction could be enhanced further as the design is developed.

### Recommendation

*The HPO recommends that the Review Board:*

- *Direct the architect to continue to develop the elevations and details to include a separation between the historic building and new construction through detailing, and to restudy 2<sup>nd</sup> floor window size and rhythm.*
- *Delegate final approval to staff.*